

**102, 1829 11 Avenue SW
Calgary, Alberta**

MLS # A2237674



\$164,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	482 sq.ft.	Age:	1977 (48 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 466
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: None

Location! Location! Location! An excellent opportunity for first-time homebuyers or investors — a well-maintained 1-bedroom, 1-bathroom condo located in the highly walkable and connected community of Sunalta. Positioned on the ground floor of a quiet, four-storey building, this 481 sq. ft. unit offers functionality, low maintenance, and unbeatable urban convenience. Enjoy the comfort of in-suite laundry, a titled outdoor parking stall, and a practical open-concept layout, ideal for individuals seeking a simple yet central living experience. Key features include: bright living space with natural light; efficient kitchen with white cabinetry, essential appliances, and a washer-dryer combo; spacious bedroom with built-in closet; Full 4-piece bathroom; two hallway storage closets; quick, stair-free access and close proximity to building entry. Located just a 6-minute walk to the Sunalta C-Train Station, commuting downtown or across the city is effortless. With local bakeries, cafés, restaurants on 17th Avenue, Safeway, CO-OP, Community Natural Foods, parks, and river pathways all nearby, this address offers a lifestyle of true urban convenience. Sunalta is known for its vibrant character, tree-lined streets, and strong sense of community, combining the energy of downtown living with a peaceful neighbourhood atmosphere. Whether you're looking to enter the Calgary real estate market or add a reliable asset to your rental portfolio, this condo presents a compelling opportunity at an affordable price point.